

**Thurgood Marshall Apartments  
Detailed Plan Project Description  
and Developer's Statement of Intent**  
1918 N. 6<sup>th</sup> Street (The "Property")  
File No. 150857

**I. Project Overview**

The team of Cardinal Capital Management, Inc. ("Cardinal") and Wisconsin Community Services, Inc. ("WCS") are pleased to present their plans to construct a 24-unit supportive housing apartment building at the above referenced Property (the "Project"). This Project will include both apartments for low-income individuals as well as community serving uses to serve tenants and residents of the neighborhood. The Project will integrate housing with supportive services designed to support resident's self sufficiency.

***1. The Parties***

Cardinal will be the primary developer and property manager. Founded in 2004, Cardinal has gained a national reputation as an industry leader in acquiring, developing, preserving and financing multifamily housing. Cardinal and its affiliates have acquired, developed and preserved over 8,000 units of multifamily housing including a number of projects serving individuals with special needs. These projects have been awarded numerous local and national awards. Cardinal's award winning properties in the City of Milwaukee include Veterans Manor on 35<sup>th</sup> and Wisconsin and Empowerment Village Lincoln and National on the near south side.

WCS is a 103 year old 501(c)(3) non-profit agency that provides a variety of social services in southeastern Wisconsin. The mission of WCS is to advocate for justice and community safety, providing innovative opportunities for individuals to overcome adversity. Overall programming is in the areas of employment training and job placement, drivers' license recovery, mental health and substance abuse treatment, education, and general and intensive case management. A strong focus is on behavioral health, given that persons with Alcohol and Other Drug Addiction (AODA) and/or mental health issues are at a very high risk of hospitalization and homelessness.

Cardinal and WCS will form a limited liability company to own the Project. As is typical with Low Income Housing Tax Credit projects, the limited liability company will admit an equity investor as part of the financing for the Project.

## ***2. The Property***

The Property is currently owned WCS. There currently is a vacant two story structure on the Property that was previously operated by WCS to provide transitional housing. The current vacant structure will be demolished and replaced with a new 24 unit three story apartment building. In addition to two one bedroom apartment units, the first floor will consist of the trash room, laundry, and space to serve residents of the project and provide outreach services to the community. The first floor will contain a large community space for tenants and neighborhood serving uses including offices for WCS staff, a reception area, a warming kitchen, resident lounge, dining area, and community room. The second and third floors will contain a total of 22 one-bedroom apartment units.

## ***3. The Operation***

The Project will be managed by Cardinal which has a broad range of experience providing affordable housing for people with special needs. Cardinal will be responsible for building operations and property operations oversight, including billing, rent collections, leasing, and maintenance. The onsite supportive services will be provided by WCS. WCS will staff the Project 24 hours per day seven days a weeks. Cardinal and WCS will work cooperatively to solve any resident and community issues that arise.

## ***4. The Development Concept and Owner's Intent***

The Project operates under a "Housing First" model. The Project's goal is to provide individuals who have experienced homelessness or at risk of homelessness and who may be experiencing co-occurring substance abuse issues with a stable home in order to develop the skills to live independently and attain a more meaningful life. Cardinal and WCS will provide the facilities and a supportive services program that will allow residents to establish a residential track record and increase their skill levels and/or incomes in an effort to promote individual growth through a greater sense of independence and self-determination.

# **II. District Standards**

## ***1. Uses***

Cardinal and WCS respectfully request the uses allowed for this Planned Development include: permanent supportive housing and multifamily housing, up to 24 units, with related community space, general office space, parking, and the provision of supportive services to residents and community members.

## **2. *Design Standards***

The design standards are included in the attached plans and elevations.

## **3. *Density***

The Project is within the Northeast Side Area Plan and is located within the Harambee area. The Northeast Side Area Plan contains a number of action items for the Harambee area including supporting affordable and low income housing providers and preserving and developing new affordable housing (See Northeast Side Comprehensive Plan, page 6). The Area Plan also calls for the redevelopment of vacant buildings into residential uses that will serve as a catalyst for new development (See Northeast Side Comprehensive Plan, page 122). Most residents are expected to use public transportation and the site is well served by public transportation which is consistent with the Area Plan which notes that higher density development around transit stops can lower the household transportation costs, and therefore increase the supply of affordable housing (See Northeast Side Comprehensive Plan, page 110).

## **4. *Spaces Between Structures***

Spaces between structures shall not be less than required by the building code.

## **5. *Setbacks***

The setback requirement of 25 feet for planned developments only applies to lots exceeding five acres in size. The Project's lot is only .4105 acres and therefore the requirement is not applicable to this Project.

## **6. *Screening***

The Property shall be appropriately screened. Please see attached site plan and landscaping plan.

## **7. *Open Spaces***

All open spaces shall be landscaped and maintained so as not to create a nuisance or hazardous condition. Please see attached site plan and landscaping plan.

## **8. *Circulation, Parking, and Loading***

The Project has six parking spaces to the east of the building. Access to all parking spaces and for all vehicular traffic is off of the public alley to the east of the Property. Pedestrians can also access the building from an entrance on North Six Street. Most residents are expected to use public transportation and the site is well served by public transportation. All parking will be appropriately screened. Please see attached site plan and landscaping plan.

## **9. *Landscaping***

All required vegetation shall be of a quality consistent with the standards of the American Association of Nurserymen (ANSI 260.1). All required vegetation shall be maintained on an ongoing basis, including seasonal tree and plant replacement. See attached Landscape plan.

## **10. *Lighting***

In accordance with City of Milwaukee Ordinance 295-409, all on-site lighting shall have cut off fixtures that ensure that lighting levels and glare are controlled as follows: (1) No light source shall be visible from an adjoining property or public right of way, and (2) where adjoining properties are zoned residential, the maximum illumination at a property line shall be one foot candle. In all other circumstances, the maximum illumination at a property line shall be 5 foot candles.

## **11. *Utilities***

All utility lines shall be installed underground. Transformers and substations shall be installed within buildings or screened from view.

## **12. *Signs***

The following signs will be part of the Project:

- (1) Temporary Signs During Construction. The Project may include up to 3 temporary signs pertaining to construction that will be located on the western or southern construction fence or western or southern façade of the building. Signs shall not exceed 48 square feet. Materials will be screen printed plywood or similar rigid material. The purpose of each sign may include (1) a sign required by the Wisconsin Economic Development Authority (“WHEDA”) identifying the project as a WHEDA tax credit

project, (2) a sign required by financial contributors of the Project, and (3) a sign identifying Project partners.

(2) Permanent Sign. The Project may include one permanent sign located on the east or west elevation of the building near the entrance. The sign shall not exceed 32 square feet. The purpose of the sign is to identify the Project.

(3) Temporary/Periodic Sign – Leasing and Sale. The Project may include one rental sign which shall not exceed 36 square feet located on the south or west elevation. Materials will be screen printed vinyl or similar material. The purpose of the sign is to advertise units available for lease or advertise the property for sale.

### 13. Sign Illumination

If signs are illuminated, the source of illumination will not be visible or intermittent.

## III. Statistical Information

### ***1. Gross Land Area***

17,884 sq. ft or .4105 acres

### ***2. Maximum amount of land covered by principal buildings***

8,230 Sq. ft. or 46%

### ***3. Maximum amount of land devoted to parking, drives, and parking structures***

2,440 Sq. ft or 13.64 % of site

### ***4. Minimum amount of land devoted to Landscaped open Space***

7,214 Sq. ft or 40.34 % of the site

### ***5. Maximum proposed dwelling unit density***

1 dwelling unit per 745 sq. ft. of land; 3348 square feet devoted to office and mixed community/residential uses.

### ***6. Proposed Number of Buildings***

One

**7. *Maximum Number of Dwelling units per building***

24

**8. *Bedrooms per unit***

One Bedroom per unit

**9. *Parking Spaces Provided***

6 surface parking spaces; .25 spaces per unit.